

B1 (Official Form 1)(4/10)

United States Bankruptcy Court Southern District of California				Voluntary Petition	
Name of Debtor (if individual, enter Last, First, Middle): Tycoon Development Corporation			Name of Joint Debtor (Spouse) (Last, First, Middle):		
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names):			All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):		
Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all) 33-0813255			Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all)		
Street Address of Debtor (No. and Street, City, and State): 2371 Fenton Street Chula Vista, CA			Street Address of Joint Debtor (No. and Street, City, and State):		
ZIP Code 91914			ZIP Code		
County of Residence or of the Principal Place of Business: San Diego			County of Residence or of the Principal Place of Business:		
Mailing Address of Debtor (if different from street address):			Mailing Address of Joint Debtor (if different from street address):		
ZIP Code			ZIP Code		
Location of Principal Assets of Business Debtor (if different from street address above):					
Type of Debtor (Form of Organization) (Check one box) <input type="checkbox"/> Individual (includes Joint Debtors) <i>See Exhibit D on page 2 of this form.</i> <input checked="" type="checkbox"/> Corporation (includes LLC and LLP) <input type="checkbox"/> Partnership <input type="checkbox"/> Other (If debtor is not one of the above entities, check this box and state type of entity below.)		Nature of Business (Check one box) <input type="checkbox"/> Health Care Business <input type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101 (51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input checked="" type="checkbox"/> Other <hr/> Tax-Exempt Entity (Check box, if applicable) <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).		Chapter of Bankruptcy Code Under Which the Petition is Filed (Check one box) <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input checked="" type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13 <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Main Proceeding <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding Nature of Debts (Check one box) <input type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose." <input checked="" type="checkbox"/> Debts are primarily business debts.	
Filing Fee (Check one box) <input checked="" type="checkbox"/> Full Filing Fee attached <input type="checkbox"/> Filing Fee to be paid in installments (applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A. <input type="checkbox"/> Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.			Chapter 11 Debtors Check one box: <input type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input checked="" type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). Check if: <input type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,343,300 (<i>amount subject to adjustment on 4/01/13 and every three years thereafter</i>). Check all applicable boxes: <input type="checkbox"/> A plan is being filed with this petition. <input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).		
Statistical/Administrative Information <input checked="" type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors. Estimated Number of Creditors <input checked="" type="checkbox"/> 1-49 <input type="checkbox"/> 50-99 <input type="checkbox"/> 100-199 <input type="checkbox"/> 200-999 <input type="checkbox"/> 1,000-5,000 <input type="checkbox"/> 5,001-10,000 <input type="checkbox"/> 10,001-25,000 <input type="checkbox"/> 25,001-50,000 <input type="checkbox"/> 50,001-100,000 <input type="checkbox"/> OVER 100,000 Estimated Assets <input checked="" type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input type="checkbox"/> \$1,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion Estimated Liabilities <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input type="checkbox"/> \$1,000,001 to \$10 million <input checked="" type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion				THIS SPACE IS FOR COURT USE ONLY	

Voluntary Petition*(This page must be completed and filed in every case)*

Name of Debtor(s):

Tycoon Development Corporation**All Prior Bankruptcy Cases Filed Within Last 8 Years** (If more than two, attach additional sheet)

Location

Where Filed: **- None -**

Case Number:

Date Filed:

Location

Where Filed:

Case Number:

Date Filed:

Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor (If more than one, attach additional sheet)

Name of Debtor:

- None -

Case Number:

Date Filed:

District:

Relationship:

Judge:

Exhibit A

(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)

☐ Exhibit A is attached and made a part of this petition.

Exhibit B

(To be completed if debtor is an individual whose debts are primarily consumer debts.)

I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. §342(b).

X

Signature of Attorney for Debtor(s)

(Date)

Exhibit C

Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?

☐ Yes, and Exhibit C is attached and made a part of this petition.

☒ No.

Exhibit D

(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)

☐ Exhibit D completed and signed by the debtor is attached and made a part of this petition.

If this is a joint petition:

☐ Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.

Information Regarding the Debtor - Venue

(Check any applicable box)

- ☒ Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District.
- ☐ There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.
- ☐ Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.

Certification by a Debtor Who Resides as a Tenant of Residential Property

(Check all applicable boxes)

- ☐ Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)

(Name of landlord that obtained judgment)

(Address of landlord)

- ☐ Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and
- ☐ Debtor has included in this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.
- ☐ Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).

Voluntary Petition*(This page must be completed and filed in every case)*

Name of Debtor(s):

Tycoon Development Corporation**Signatures****Signature(s) of Debtor(s) (Individual/Joint)**

I declare under penalty of perjury that the information provided in this petition is true and correct.
 [If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.
 [If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. §342(b).

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X _____
 Signature of Debtor

X _____
 Signature of Joint Debtor

 Telephone Number (If not represented by attorney)

 Date

Signature of Attorney*

X /s/ Martin A. Eliopoulos, Esq.
 Signature of Attorney for Debtor(s)

Martin A. Eliopoulos, Esq. 149299
 Printed Name of Attorney for Debtor(s)

Higgs Fletcher & Mack LLP
 Firm Name

401 West A Street Suite 2600
San Diego, CA 92101

 Address

(619) 236-1551 Fax: (619) 696-1410

 Telephone Number

August 11, 2010

 Date

*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.

Signature of Debtor (Corporation/Partnership)

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X /s/ Solomon Levy
 Signature of Authorized Individual

Solomon Levy
 Printed Name of Authorized Individual

President
 Title of Authorized Individual

August 11, 2010

 Date

Signature of a Foreign Representative

I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.

(Check only one box.)

☐ I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. §1515 are attached.

☐ Pursuant to 11 U.S.C. §1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.

X _____
 Signature of Foreign Representative

 Printed Name of Foreign Representative

 Date

Signature of Non-Attorney Bankruptcy Petition Preparer

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.

 Printed Name and title, if any, of Bankruptcy Petition Preparer

 Social-Security number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.)(Required by 11 U.S.C. § 110.)

 Address

X _____
 Date

Signature of Bankruptcy Petition Preparer or officer, principal, responsible person, or partner whose Social Security number is provided above.

Names and Social-Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both 11 U.S.C. §110; 18 U.S.C. §156.

B4 (Official Form 4) (12/07)

United States Bankruptcy Court
Southern District of California

In re **Tycoon Development Corporation**

Debtor(s)

Case No.

Chapter **11**

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 [or chapter 9] case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See 11 U.S.C. § 112; Fed. R. Bankr. P. 1007(m).

(1) <i>Name of creditor and complete mailing address including zip code</i>	(2) <i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	(3) <i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	(4) <i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	(5) <i>Amount of claim [if secured, also state value of security]</i>
Golden Eagle Insurance P.O. Box 85834 San Diego, CA 92186-5834	Golden Eagle Insurance P.O. Box 85834 San Diego, CA 92186-5834	Insurance Premiums		18,578.22
Keegan & Baker LLP 6255 Lusk Blvd., Ste. 140 San Diego, CA 92121	Keegan & Baker LLP 6255 Lusk Blvd., Ste. 140 San Diego, CA 92121	Legal Service		8,200.00
Matranga & Riley 6255 Lusk Blvd., Ste. 150 San Diego, CA 92121	Matranga & Riley 6255 Lusk Blvd., Ste. 150 San Diego, CA 92121	Legal Services Rendered		7,704.52
Otis Elevator Company Dept. LA 21684 Pasadena, CA 91185-1684	Otis Elevator Company Dept. LA 21684 Pasadena, CA 91185-1684	Service Contract		7,391.64
Rhino Building Svs. 6650 Flanders Dr., Ste. K San Diego, CA 92121	Rhino Building Svs. 6650 Flanders Dr., Ste. K San Diego, CA 92121	Service Contract		6,514.75
San Diego Gas & Electric P.O. Box 2511 Santa Ana, CA 92799-5111	San Diego Gas & Electric P.O. Box 2511 Santa Ana, CA 92799-5111	Utility		5,176.21
TruGreen Landcare P.O. Box 100186 Pasadena, CA 91189-0001	TruGreen Landcare P.O. Box 100186 Pasadena, CA 91189-0001	Service Contract		3,304.33
Comm. Assn. of La Terraza 2371 Fenton Street Chula Vista, CA 91914	Comm. Assn. of La Terraza 2371 Fenton Street Chula Vista, CA 91914	Dues		2,100.00
K&S Engineering, Inc. 7801 Mission Center Court, Ste. 100 San Diego, CA 92108	K&S Engineering, Inc. 7801 Mission Center Court, Ste. 100 San Diego, CA 92108	Contract		2,070.00
Pacific Rim Mechanical 7655 Convoy Court San Diego, CA 92111	Pacific Rim Mechanical 7655 Convoy Court San Diego, CA 92111	Service Contract		1,871.80
Lister Construction 345 N Market Place, Ste. A Escondido, CA 92029	Lister Construction 345 N Market Place, Ste. A Escondido, CA 92029	Services Rendered		1,500.00

B4 (Official Form 4) (12/07) - Cont.

In re **Tycoon Development Corporation**

Case No. _____

Debtor(s)

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(Continuation Sheet)

(1) <i>Name of creditor and complete mailing address including zip code</i>	(2) <i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	(3) <i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	(4) <i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	(5) <i>Amount of claim [if secured, also state value of security]</i>
Greater San Diego Air Conditioning 3883 Ruffin Road #C San Diego, CA 92123	Greater San Diego Air Conditioning 3883 Ruffin Road #C San Diego, CA 92123	Service Contract		1,356.00
Security Fence Co., Inc. P.O. Box 385 Spring Valley, CA 91976-0385	Security Fence Co., Inc. P.O. Box 385 Spring Valley, CA 91976-0385	Service Contract		1,136.00
ADT Security Services P.O. Box 731956 Pittsburgh, PA 15250	ADT Security Services P.O. Box 731956 Pittsburgh, PA 15250	Service Contract		1,065.76
Plant-Tek 20110-B Elfin Forest Lane Escondido, CA 92029	Plant-Tek 20110-B Elfin Forest Lane Escondido, CA 92029	Service Contract		1,050.00
City of Escondido- Water Utility P.O. Box 460009 Escondido, CA 92046	City of Escondido- Water Utility P.O. Box 460009 Escondido, CA 92046	Utility		1,017.98
McArdle Associates Architects 2173 Salk Ave., Ste. 250 Carlsbad, CA 92008	McArdle Associates Architects 2173 Salk Ave., Ste. 250 Carlsbad, CA 92008	Services Rendered		1,000.00
ACCI Roofing 11325 Santa Maria Ave Lakeside, CA 92040	ACCI Roofing 11325 Santa Maria Ave Lakeside, CA 92040	Service Contract		725.00
Otay Water P.O. Box 51375 Los Angeles, CA 90051-5675	Otay Water P.O. Box 51375 Los Angeles, CA 90051-5675	Utility		607.71
Nikola Zekic 1435 India Street, Ste. 518 San Diego, CA 92101	Nikola Zekic 1435 India Street, Ste. 518 San Diego, CA 92101	Invoice		546.30

**DECLARATION UNDER PENALTY OF PERJURY
ON BEHALF OF A CORPORATION OR PARTNERSHIP**

I, the President of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing list and that it is true and correct to the best of my information and belief.

Date August 11, 2010

Signature /s/ Solomon Levy
Solomon Levy
President

Penalty for making a false statement or concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.
18 U.S.C. §§ 152 and 3571.

ACCI Roofing
11325 Santa Maria Ave
Lakeside, CA 92040

ADT Security Services
P.O. Box 731956
Pittsburgh, PA 15250

Allied Waste Services
P.O. Box 78829
Phoenix, AZ 85062

AT&T
Payment Center
Sacramento, CA 95887

Blue Skies Landscape
P.O. Box 17026
San Diego, CA 92177

City of Escondido- Water Utility
P.O. Box 460009
Escondido, CA 92046

Comm. Assn. of La Terraza
2371 Fenton Street
Chula Vista, CA 91914

Cox Communications
P.O. Box 79171
Phoenix, AZ 85062

Eastlake Bus Owners Assoc.
5465 Morehouse Dr. #260
San Diego, CA 92121

Escondido Disposal
P.O. Box 5608
Buena Park, CA 90622

Floritech Interior Plant Care
35889 Wolverine Lane
Murrieta, CA 92562

Golden Eagle Insurance
P.O. Box 85834
San Diego, CA 92186-5834

Greater San Diego Air Conditioning
3883 Ruffin Road #C
San Diego, CA 92123

J&S Power Cleaning Svs.
376 Trousdale Dr.
Chula Vista, CA 91910

JP Morgan Chase
17875 Von Karman Ave.
Irvine, CA 92614

K&S Engineering, Inc.
7801 Mission Center Court, Ste. 100
San Diego, CA 92108

Keegan & Baker LLP
6255 Lusk Blvd., Ste. 140
San Diego, CA 92121

Lahaina Architects
255 G Street, Ste. 129
San Diego, CA 92101

Leading Edge Protection
P.O. Box 1504
San Marcos, CA 92079

Lister Construction
345 N Market Place, Ste. A
Escondido, CA 92029

Matranga & Riley
6255 Lusk Blvd., Ste. 150
San Diego, CA 92121

McArdle Associates Architects
2173 Salk Ave., Ste. 250
Carlsbad, CA 92008

Nikola Zekic
1435 India Street, Ste. 518
San Diego, CA 92101

Orkin Pest Control
P.O. Box 7161
Pasadena, CA 91109

Otay Water
P.O. Box 51375
Los Angeles, CA 90051-5675

Otis Elevator Company
Dept. LA 21684
Pasadena, CA 91185-1684

Pacific Rim Mechanical
7655 Convoy Court
San Diego, CA 92111

Plant-Tek
20110-B Elfin Forest Lane
Escondido, CA 92029

Rhino Building Svs.
6650 Flanders Dr., Ste. K
San Diego, CA 92121

San Diego Country Credit Union
6545 Sequence Drive
San Diego, CA 92121

San Diego Gas & Electric
P.O. Box 2511
Santa Ana, CA 92799-5111

Security Fence Co., Inc.
P.O. Box 385
Spring Valley, CA 91976-0385

Superior Gate Services
23036 Teil Glen Road
Wildomar, CA 92595

TruGreen Landcare
P.O. Box 100186
Pasadena, CA 91189-0001

Waxie Sanitary Supply
P.O. Box 81006
San Diego, CA 92138-1006

Wells Fargo Bank
42652 Bob Hope Drive
Rancho Mirage, CA 92270